

IN RE: PETITION FOR ADMIN. VARIANCE  
SW/S Wilson Avenue, 130' SW of  
the c/l of Old Georgetown Road  
(1718 Wilson Avenue)  
13th Election District  
1st Councilmanic District

Jackie L. Cooper, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-424-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1718 Wilson Avenue, located in the vicinity of Washington Boulevard in Lansdowne. The Petition was filed by the owners of the property, Jackie L. and Bonnie Cooper. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed deck to connect existing dwelling with detached garage) with a side yard setback of 8 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet. The subject property and relief sought is more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

ORDER RECEIVED FOR FILING  
Date 5/30/96  
By [Signature]

MICROFILMED

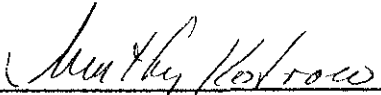
al welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30<sup>th</sup> day of May, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed deck to connect existing dwelling with detached garage) with a side yard setback of 8 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TMK:bjs

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 5/30/96  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

May 30, 1996

Mr. & Mrs. Jackie Cooper  
1718 Wilson Avenue  
Lansdowne, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
SW/S Wilson Avenue, 130' SW of the c/l of Old Georgetown Road  
(1718 Wilson Avenue)  
13th Election District - 1st Councilmanic District  
Jackie L. Cooper, et ux - Petitioners  
Case No. 96-424-A

Dear Mr. & Mrs. Cooper:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

30 MAY 1996



3 Copy



# Petition for Administrative Variance

96-424-A

## to the Zoning Commissioner of Baltimore County

for the property located at 1718 WILSON AVE

which is presently zoned DR5.5

96-424-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 BCZR

To allow an addition w/ a side yard setback of 8' and rear yard setback of 25' in lieu of the minimum required setbacks of 10' and 30' respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

Legal Owner(s).

JACKIE & BONNIE COOPER

(Type or Print Name)

Signature

JACKIE LEROY COOPER

(Type or Print Name)

BONNIE ANN COOPER

Signature

1718 WILSON AVE

Address

Phone No

LAUSDOWN

City

State

Zipcode

Name, Address and phone number of representative to be contacted

JACKIE COOPER

Name

1718 WILSON AVE

Address

2424847

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *JF*

DATE: 4/29/96

ESTIMATED POSTING DATE: \_\_\_\_\_

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 423

MICROFILMED

ORDER RECEIVED FOR FILING

Date: 5/13/96

BY: *JF*

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1718 Wilson Ave  
address  
Lansdown Md 21227  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I filed for Permit No. B234353 with second story on my garage.  
When the permit was received I put it in my window & proceeded to build. I called for my inspection as I should have, when I received my electrical inspection that is when I found out they did not have the 2nd story on the Permit. I have tried to do this work by Balto. County Standards. I have built the structure & it is 80% finished. I need the space for my self & my family. We have out grown the house & in no way did I do anything fraudulent. I hope we can resolve this issue. I have invested money & time in

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jackie Leroy Cooper  
(signature)  
JACKIE LEROY COOPER  
(type or print name)



Bonnie Ann Cooper  
(signature)  
Bonnie A. Cooper  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 29 day of April, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

04/29/96  
date

John D. Strandquist  
NOTARY PUBLIC  
05/22/98

My Commission Expires:

in this project. If there is anything I can do to help resolve this, I will be happy to work with you.

Bonnie & Jackie Cooper  
1718 Wilson Avenue  
Baltimore, Maryland 21227

96-42A-A

April 29, 1996

Zoning Description for 1718 Wilson Avenue, Baltimore,  
Maryland 21227. Point to start at South West side of  
Wilson Avenue, which is 40 feet wide, and wide at distance  
of 130 feet South Westerly of the centerline of nearest  
intersecting street which is Old Georgetown Road which is  
405 feet South Easterly wide. Lot # 2 Block \_\_\_\_\_  
Section # \_\_\_\_\_ in the subdivision of  
Bloomfield Park recorded in Baltimore County Plat Book  
No. \_\_\_\_\_, & \_\_\_\_\_, Folio # \_\_\_\_\_, & \_\_\_\_\_  
containing 10,000 square feet. Also known as 1718 Wilson  
Avenue located in the 13 Election District 1 Councilmanic  
District.

# 423

MICROFILMED

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

96-494-A

District 13th

Posted for: Donnie

Petitioner: Jackie & Bonnie Cooper

Location of property: 1718 Madison Ave.

Date of Posting 5/10/96

Location of Signs: Facing road way on property being zoned

Remarks:

Posted by: [Signature]

Signature

Date of return: 5/12/96

Number of Signs: 1

MICROFILMED







Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 423 Petitioner: Jackie & Bonnie Cooper

Location: 1718 Wilson Ave./Balto. MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jackie & Bonnie Cooper

ADDRESS: 1718 Wilson Ave., Balto. MD 21227

PHONE NUMBER: (410) 242-4847





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-424-A (Item 423)  
1718 Wilson Avenue  
SW/S Wilson Avenue, 130' of c/l Old Georgetown Road  
13th Election District - 1st Councilmanic  
Legal Owner(s): Jackie LeRoy Cooper and Bonnie Ann Cooper

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property has been posted. The file's closing date is May 28, 1996. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request before the closing date or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Jackie and Bonnie Cooper

MICROFILMED



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 24, 1996

Mr. and Mrs. Cooper  
1718 Wilson Avenue  
Lansdown, MD 21227

RE: Item No.: 423  
Case No.: 96-424-A  
Petitioner: Jackie Cooper, et al

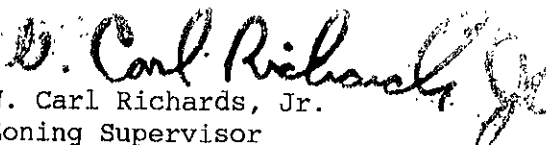
Dear Petitioner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

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Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

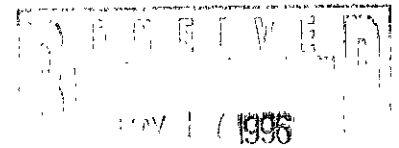
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS, 423, 424, 425, 426, 428,  
429, 430, 431, 432, 433, 435 AND 436.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MEMORANDUM



B A L T I M O R E   C O U N T Y ,   M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO:      Arnold Jablon, Director  
         Permits and Development  
         Management

DATE:   May 9, 1996

FROM:   Pat Keller, Director  
         Office of Planning

SUBJECT:   Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. Nos. 423, 425, 426, 428, 431, 434, 435, and 436

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

RECEIVED  
MAY 10 1996



**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

5-10-96

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 423 (JRF)

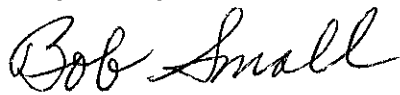

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

  
for   
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date. May 20, 1996

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 20, 1996  
Item Nos. 423, 425, 426, 428, 429,  
430, 434, 436

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

# PETITION PROBLEMS

## **#423 --- JRF**

1. No telephone number for legal owner.
2. No hardship or practical difficulty on petition form.
3. Notary section is incomplete.

## **#426 --- JLL**

1. Who signed for attorney? Need authorization for person signing for attorney.
2. No review information on bottom of petition form.
3. Need better description.

## **#428 --- CAM**

1. No wording (just section number) on petition form for variance.
2. Address and telephone number for legal owner not in proper place on petition form.

## **#429 --- JLL**

1. Only one legal owner signed petition form. Need other signatures or authorization for this person to sign for all.

## **#431 --- CAM**

1. No review information on bottom of petition form.

## **#433 --- JRA**

1. No wording or section number of petition form for variance.
2. Folder says zoning is "B.M. & M.R."; petition says zoning is "M.R." - which is correct??
3. Checks and receipt still in folder - never cashed.

## **#435 --- JJS**

1. Need title of person signing for legal owner. Need authorization for person signing for legal owner.

TRANSMITTED



## Code

# Enforcement

Baltimore County  
Department of Permits & Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt  
Zoning Commissioner

DATE: May 14, 1996

FROM: John Altmeyer - CP  
Building Inspection Supervisor

SUBJECT: ITEM NO.: 423  
PETITIONER: Jackie LeRoy Cooper and Bonnie Ann Cooper  
Tenants By Entireties

BUILDING INSPECTION FILE NO.: B-96-064-13

LOCATION OF VIOLATION: 1718 Wilson Avenue  
Baltimore, Maryland 21227  
13th Election District

DEFENDANTS: Jackie LeRoy Cooper and Bonnie Ann Cooper  
1718 Wilson Avenue  
Baltimore, Maryland 21227

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JA/CP/hek

1-15-54

28 1996

5/28/96

96-3084

96-424

48

5063

5-18-96

to MR. LABLOW

REGARDING PROPERTY AT  
1718 - WILSON AVE Zone 21227

SINCE I AM UNABLE  
TO BE IN COURT 5-28-96

REQ. VARIANCE HEARING THESE  
ARE ITEMS CONCERNING SAME  
PROPERTY- RESIDENTIAL STREET.

COMMERCIAL VEHICLES STORED  
AT 1718 WILSON AVE- ROOFING-  
TRUCKS- APT. 2-STORY BUILT &  
CONNECTED TO GARAGE.

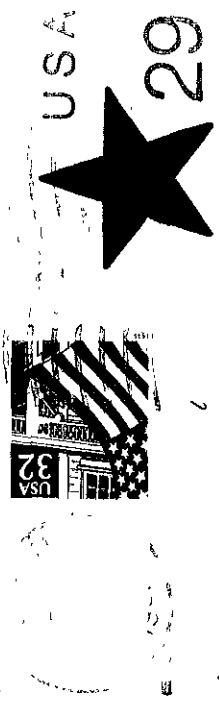
"RECREATION" ROOM BUILT ON  
TOP OF SAME ORIGINAL GARAGE.

CONSTRUCTION- WAY TO CLOSE  
TO PROPERTY LINE OF 1722 WILSON  
AVE - APPX 8' OVER.

THANK YOU FOR YOUR  
CONCERN.

MICROFILMED

Reg CASE # 96-424-A"  
ATT dockET CLERK  
HEARING { 5-28-96  
VARIANCE } FOR  
PROPERTY - M/B  
WILSON



to: MR. LABSON  
111 W. Chesapeake  
Room 111  
Towson - Md.

2025 MAY 28

DEED

THIS DEED, Made This 24<sup>th</sup> day of March in the year one thousand nine hundred and ninety-four by and between VALERIE STELLA LEE WROTEN, party of the first part, and JACKIE LEROY COOPER and BONNIE ANN COOPER, his wife, parties of the second part.

WITNESSETH, That in consideration of the sum of FIFTY THOUSAND EIGHT HUNDRED SEVENTEEN DOLLARS AND NINETY-FOUR CENTS (\$50,817.94) the said party of the first part does hereby grant and convey to the said parties of the second part, as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING FOR THE SAME on the southwest side of an avenue forty feet wide called Wilson Avenue laid out parallel with and one hundred thirty feet southwesterly from the northeasternmost outline of the land described in a Deed from Margaret O. Link and husband to Charles A. Wilson and Sarah J. Wilson, his wife, dated September 26, 1918, and recorded among the Land Records of Baltimore County, in Liber W.P.C. No. 508, folio 24 etc., at a distance of four hundred and five feet more or less southeasterly from the southeast side of Old Georgetown Road three perches wide, and running thence south fifty-eight degrees thirty-one minutes East fifty feet binding on the southwest side of Wilson Avenue with the use thereof in common with others thence south thirty-one degrees twenty-nine minutes west one hundred ninety-five and twenty-four one-hundredths feet more or less to the Southwestern outline of the said land conveyed by Margaret O. Link and husband to Charles A. Wilson and wife, thence binding on said outline North sixty-one degrees fifteen minutes West fifty and five one hundredths feet more or less, thence North thirty-one degrees twenty-nine minutes East one hundred ninety-seven and sixty-one one-hundredths feet to the place of beginning, being known as Lot No. 2 of the Wilson property. The improvements thereon being known as 1718 Wilson Avenue.

BEING the same lot of ground which by Deed dated May 26, 1991, and recorded among the Land Records of Baltimore County in Liber 8828, folio 843 was granted and conveyed by Daniel John Wroten and Valerie Stella Lee Wroten unto Valerie Stella Lee Wroten, solely.

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County

Mf 6 29 94  
by                      and                     

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE

SIGNATURE Mf DATE 6 29 94

#423

MICROFILMED

1087.548

SUBJECT to a Deed of Trust from Daniel J. Wroten and Valerie S. L. Wroten to Edward J. Murn and John B. Wallace, Trustees for the benefit of Maryland National Mortgage Corporation dated May 15, 1987, and recorded among the Land Records of Baltimore County in Liber 7653, folio 289, which Deed of Trust was assigned to Bancboston Mortgage Corporation by instrument dated May 1, 1992, and recorded among the Land Records of Baltimore County in Liber 9272, folio 266.

TOGETHER with the improvements thereon and the rights and appurtenances thereto belonging or appertaining.

TO HAVE AND TO HOLD the above described property unto the said parties of the second part as tenants by the entireties, their assigns, the survivor of them and the survivor's heirs, personal representatives and assigns, in fee simple.

AND the said party of the first part hereby covenants that she will warrant specially the property hereby conveyed and that she will execute such further assurances as may be requisite.

WITNESS the hand and seal of the Grantor.

WITNESS:

[Signature]

[Signature]  
VALERIE STELLA LEE WROTEN

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY that on this 24<sup>th</sup> day of March, nineteen hundred and ninety-two before me, the subscriber, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared VALERIE STELLA LEE WROTEN known to me or satisfactorily prove to be the person whose name is subscribed hereto and she acknowledged the foregoing Deed to be her act.

AS WITNESS my hand and my Notarial Seal.

[Signature]

My Commission Expires:

5/1/95

**ATTORNEY CERTIFICATION**

I HEREBY CERTIFY that the foregoing Deed was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

  
David W. Bodley, Esquire

**AFTER RECORDING RETURN TO:  
DAVID W. BODLEY, ESQUIRE  
GISRIEL & BRUSH, P.A.  
300 FREDERICK ROAD, SUITE 100  
CATONSVILLE, MARYLAND 21228**

Baltimore County, Maryland  
Land Instrument Intake Sheet

(Type or print in black ink only—all copies must be legible)

In compliance with Baltimore County Code, 1978, Title 33, Taxation, Article III, §33-126 through 33-140, as amended, and the Annotated Code of Maryland, Tax-Property Article, §12-101 through 12-113, as amended, and Tax-Property Article, §13-101 through 13-408, as amended, it is certified that an instrument of writing dated March 24, 1994 conveying title to, or creating liens or encumbrances upon, real or personal property is offered for record in the County. The property conveyed, or on which a lien or encumbrance is created, is identified as follows:

1 Description of Property (Check box(es) for item(s) to be indexed in land records)

Property Tax ID No. 13-07-130332 Lot/Block 2012 Map/Grid/Parcel No.

Subdivision/Type Blanchicle Park Lot Acreage 9828/843 Prior Deed Ref. 9828/843 VAR. L.O.G.

Street Address (or description if partial conveyance) 1718 Wilson Avenue

Baltimore, MD 21227

2 Transferred From

Grantor(s) (check box if additional sheets are attached) Valerie Sheila Lee Cooper

Owner of record (if different from grantor)

3 Transferred To

Grantee(s) (check box if additional sheets are attached) Debbie Lynn Cooper

4 Type of Instrument

☒ Deed ☐ Assignment of Mq/DOT ☐ Financing Statement

☐ Deed of Trust ☐ Contract ☐ Other (Specify)

☐ Mortgage ☐ Land Installment Cont.

☐ Lease ☐ Power of Attorney

5 Exemptions (Cite authority or explain briefly)

Baltimore County Exempt Status Claimed:

Recordation Tax Exempt Status Claimed:

State Exempt Status Claimed:

6 Consideration and Tax Calculations

Purchase Price/Consideration (including any new mortgage) \$ 50,817.74

Real Property \$ 50,817.74

Personal Property

Balance of Assumed Mortgage \$ 50,817.74

Other

Total Consideration or Assumed Factor \$ 50,817.74

County Taxes to be Paid

Transfer Tax Consideration

\$ 50,817.74 x 1.6% = \$ 813.08

Office of Finance Use Only

Agent BC Tax Bill BC

C.B. Credit — Ap. Tax/Other —

7 Fees and Recording Instructions

Recording Charges \$ 25.00

State Transfer Tax \$ 254.89

County Recordation Tax \$ 255.00

Surcharge \$ 5.00

Other \$ 5.50

Total \$ 529.39

Special Recording Instructions (if any)

8 Contact/Mail Information

Instrument Prepared By Name: David W. Bodley Return Instrument To Name: David W. Bodley

Firm: Gisriel & Smith, P.A. Address: 500 Frederick St.

Address: 500 Frederick St. Address: 500 Frederick St.

Phone: 410-744-5724 Address: 500 Frederick St.

Mailing Address for Tax Bill

Name: Debbie Lynn Cooper

Address: 1718 Wilson Ave

Address: Ft. Bel. MD 21227

9 Certification

I hereby certify under the penalties of perjury that the information given above is true to the best of my personal knowledge and belief.

Signature: David W. Bodley Date: 5/1/94

10 Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Yes No Will grantee be living at property conveyed?

Yes No Is grantor currently receiving a homeowners' tax credit?

Yes No Is property conveyed subject to agricultural transfer tax? If yes, enter amount

Yes No If agricultural assessment on conveyance is to continue, have you attached a letter of intent?

Yes No Partial conveyance? If yes, amount of acreage transferred:

List improvements conveyed:

If subdivision occurred after July 1, indicate former property tax ID number:

Optional Expediting Information A delay in processing may be incurred if a conveyance deed is not accompanied by an adequate property description, preferably a survey or area calculation. A partial conveyance may require additional processing time.

Yes No Was property surveyed? If yes, attach copy of survey. If partial conveyance, balance of acreage:

Complete description of property conveyed (subdivision, lot, block, section, plat ref., acreage):

Location and improvement address:

Terminal Verification

Agricultural Verification

Trans. Process Verification

Whole Desc. Part

Assessment Use Only - Do Not Write Below This Line

Deed Plotter

Deed Reference

Assigned Property No

Distribution: White - Clerk's Office; Canary - Office of Finance; Pink - SDAT; Goldenrod - Preparer

AOC-CC-100

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1718 WILSON AVE

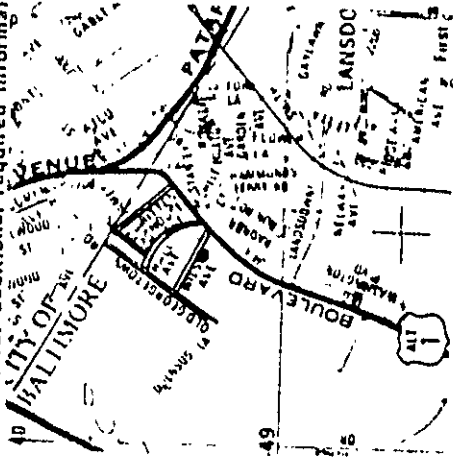
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: JACK COOPER

**96-424-A**



Vicinity Map  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: 13

Councilmanic District: I

1"=200' scale map # SW-4-C

Zoning: DR 5.5

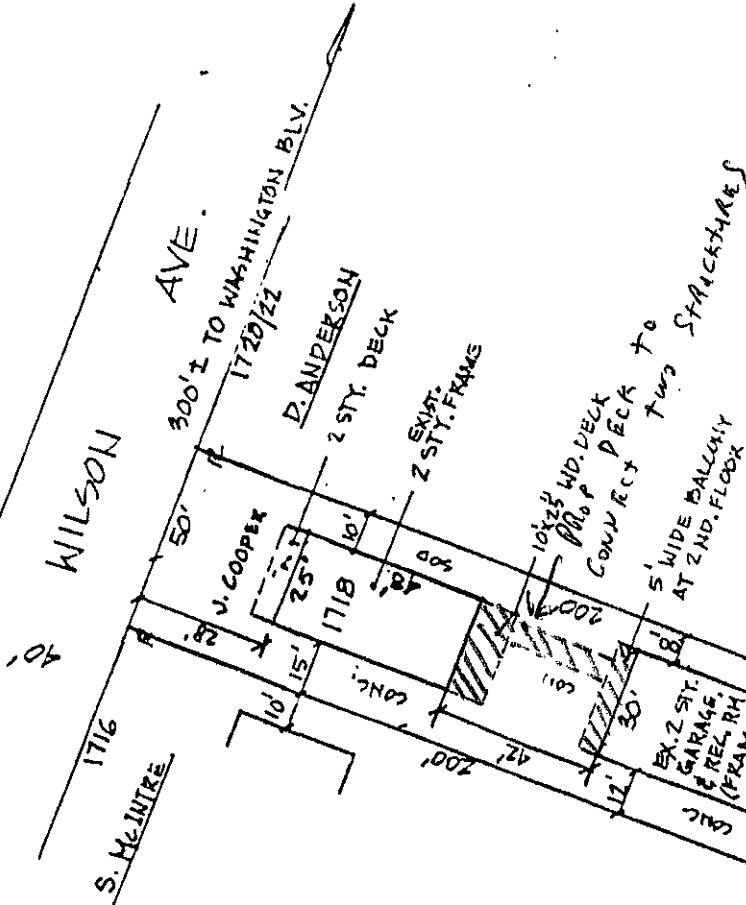
Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

public streets  
SEWER: ☒ WATER: ☒ Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: ☒

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

24 423



North

date: 4/18/96

prepared by: T. B.O.

Scale of Drawing: 1"= 50'





Backyard of neighbor  
on left



Backyard of existing  
building.

# 423

MICROFILMED

PETITIONER(S) EXHIBIT ( )



Backyard of House  
To tie back deck into  
into deck of garage



Backyard of neighbor  
on right

# 423

MICROFILMED

IN RE: PETITION FOR ADMIN. VARIANCE \* BEFORE THE  
SW/S Wilson Avenue, 130' SW of \* DEPUTY ZONING COMMISSIONER  
the c/l of Old Georgetown Road (1718 Wilson Avenue)  
13th Election District \* OF BALTIMORE COUNTY  
1st Councilmanic District \* Case No. 96-424-A  
Jackie L. Cooper, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1718 Wilson Avenue, located in the vicinity of Washington Boulevard in Lansdowne. The Petition was filed by the owners of the property, Jackie L. and Bonnie Cooper. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed deck to connect existing dwelling with detached garage) with a side yard setback of 8 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet. The subject property and relief sought is more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or gener-

al welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of May, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition (proposed deck to connect existing dwelling with detached garage) with a side yard setback of 8 feet in lieu of the required 10 feet and a rear yard setback of 25 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

- 2 -

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

May 30, 1996

(410) 887-4386

Mr. & Mrs. Jackie Cooper  
1718 Wilson Avenue  
Lansdowne, Maryland 21227

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
SW/S Wilson Avenue, 130' SW of the c/l of Old Georgetown Road  
(1718 Wilson Avenue)  
13th Election District - 1st Councilmanic District  
Jackie L. Cooper, et ux - Petitioners  
Case No. 96-424-A

Dear Mr. & Mrs. Cooper:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

Timothy M. Kotroco  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1718 Wilson Ave

96-424-A Lansdowne Md 21227

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (insert name or names of Affiant(s))

I filed for Permit No. B234353 with second story on my garage. When the permit was received I put it in my window & proceeded to build. I called for my inspection as I should have, when I received my electrical inspection that is when I found out they did not have the 2nd story on the permit. I have tried to do this work by Balto. County Standards. I have built the structure & it is 80% finished. I need the space for my self & my family. We have out grown the house & in no way did I do anything fraudulent. I hope we can resolve this issue. I have invested money & time in this project. That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jackie L. Cooper  
Bonnie A. Cooper

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:  
I HEREBY CERTIFY, this 29 day of April, 1996, before me, Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

(the Affiant(s)) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/29/96

My Commission Expires: 05/31/98

in this project. If there is anything I can do to help resolve this, I will be happy to work with you.

Bonnie & Jackie Cooper  
1718 Wilson Avenue  
Baltimore, Maryland 21227

96-424-A

April 29, 1996

Zoning Description for 1718 Wilson Avenue, Baltimore, Maryland 21227. Point to start at South West side of Wilson Avenue, which is 40 feet wide, and wide at distance of 130 feet South Westerly of the centerline of nearest intersecting street which is Old Georgetown Road which is 405 feet South Easterly wide. Lot # 2 Block Section # in the subdivision of Bloomfield Park recorded in Baltimore County Plat Book No. & Folio # & containing 10,000 square feet. Also known as 1718 Wilson Avenue located in the 13 Election District 1 Councilmanic District.

# 423

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: 5/1/96  
Posted for: Jackie & Bonnie Cooper  
Petitioner: Jackie & Bonnie Cooper  
Location of property: 1718 Wilson Ave.  
Location of Signs: 1718 Wilson Ave. front & back  
Remarks:   
Posted by: Jackie & Bonnie Cooper  
Signature: Jackie & Bonnie Cooper  
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND  
OFFICE OF REVENUE & FINANCE  
MISCELLANEOUS CASH RECEIPT  
96-424-A  
DATE: 5/1/96 ACCOUNT: P-001-615-001  
AMOUNT: \$ 25.00  
RECEIVED FROM: JACKIE & BONNIE COOPER  
FOR: 1718 WILSON AVE  
VALIDATION OR SIGNATURE OF CARRIER  
PNC-ADCT YELLOW-CARRIER

#### Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1718 Wilson Ave which is presently zoned DP-5.5

The Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sectional 1802.3.C.1 BCZR To allow an addition w/ a side yard setback of 8' and rear yard setback of 25' in lieu of the minimum required setbacks of 10' and 30' respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law of Baltimore County.

Legal Owner(s)  
Jackie & Bonnie Cooper  
Signature: Jackie & Bonnie Cooper  
Address: 1718 Wilson Ave  
City: Lansdowne State: Md Zip: 21227  
Name, Address and phone number of representative to be contacted  
Jackie & Bonnie Cooper  
1718 Wilson Ave  
2424847

A Public Hearing having been requested and on hand to be required, it is ordered by the Zoning Commissioner of Baltimore County that the subject matter of this petition be on the public hearing, and that the zoning regulations and restrictions of Baltimore County, adopted pursuant to the Zoning Law of Baltimore County, shall not be applied to the property herein described.

Zoning Commissioner of Baltimore County

ITEM #: 423



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

#### ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 423 Petitioner: Jackie & Bonnie Cooper

Location: 1718 Wilson Ave./Balto. MD 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Jackie & Bonnie Cooper

ADDRESS: 1718 Wilson Ave., Balto. MD 21227

PHONE NUMBER: (410) 242-4847

Printed with Soybean Ink  
on Recycled Paper





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 13, 1996

**NOTICE OF CASE NUMBER ASSIGNMENT**

Re: CASE NUMBER: 96-424-A (Item 423)  
1718 Wilson Avenue  
SW/S Wilson Avenue, 130' of c/l Old Georgetown Road  
13th Election District - 1st Councilmanic  
Legal Owner(s): Jackie LeRoy Cooper and Bonnie Ann Cooper

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property has been posted. The file's closing date is May 28, 1996. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request before the closing date or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

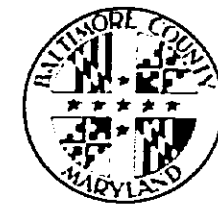
3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

*Arnold Jablon*  
Arnold Jablon  
Director

cc: Jackie and Bonnie Cooper

Printed with Soybean Ink on Recycled Paper



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

May 24, 1996

Mr. and Mrs. Cooper  
1718 Wilson Avenue  
Lansdown, MD 21227

RE: Item No.: 423  
Case No.: 96-424-A  
Petitioner: Jackie Cooper, et al

Dear Petitioner:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 29, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

Printed with Soybean Ink on Recycled Paper

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500

Office of the Fire Marshal  
(410) 887-4880

DATE: 05/16/96

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAY 13, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 423, 424, 425, 426, 428, 429, 430, 431, 432, 433, 435 AND 436.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: May 9, 1996

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. Nos: 423, 425, 426, 428, 431, 434, 435, and 436

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey M. Long*

Division Chief: *Dan L. Kiser*

PK/JL

ITEM423/PZONE/ZAC1



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 423 (JRF)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: May 20, 1996

FROM: Robert W. Bowling, Chief  
Development Plans Review Division  
Department of Permits & Development  
Management

SUBJECT: Zoning Advisory Committee Meeting  
for May 20, 1996  
Item Nos. 423, 425, 426, 428, 429,  
430, 434, 436

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJD:jrb

cc: File

22NE10

**PETITION PROBLEMS**

**#423 — JRF**

1. No telephone number for legal owner.
2. No hardship or practical difficulty on petition form.
3. Notary section is incomplete.

**#426 — JLL**

1. Who signed for attorney? Need authorization for person signing for attorney.
2. No review information on bottom of petition form.
3. Need better description.

**#428 — CAM**

1. No wording (just section number) on petition form for variance.
2. Address and telephone number for legal owner not in proper place on petition form.

**#429 — JLL**

1. Only one legal owner signed petition form. Need other signatures or authorization for this person to sign for all.

**#431 — CAM**

1. No review information on bottom of petition form.

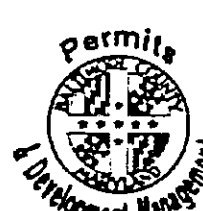
**#433 — JRA**

1. No wording or section number of petition form for variance.
2. Folder says zoning is "B.M. & M.R."; petition says zoning is "M.R." - which is correct??
3. Checks and receipt still in folder - never cashed.

**#435 — JJS**

1. Need title of person signing for legal owner. Need authorization for person signing for legal owner.

5/7/96



Code  
**Enforcement**

Baltimore County  
Department of Permits & Development Management  
County Office Building, Room 109  
Towson, Maryland 21204  
(410) 887-3495

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Larry E. Schmidt  
Zoning Commissioner

DATE: May 14, 1996

FROM: John Altmeyer - CP  
Building Inspection Supervisor

SUBJECT: ITEM NO.: 423  
PETITIONER: Jackie LeRoy Cooper and Bonnie Ann Cooper  
Tenants By Entireties

BUILDING INSPECTION FILE NO.: B-96-064-13

LOCATION OF VIOLATION: 1718 Wilson Avenue  
Baltimore, Maryland 21227  
13th Election District

DEFENDANTS: Jackie LeRoy Cooper and Bonnie Ann Cooper  
1718 Wilson Avenue  
Baltimore, Maryland 21227

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME ADDRESS

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JA/CP/hek

REG  
ATT  
MYEAR  
VAR  
PROPER

16621/547

ion of the sum of FIFTY THOUSAND  
NINETY-FOUR CENTS (\$50,817.94)  
oes hereby grant and convey to  
, as tenants by the entireties,  
em and the survivor's heirs,  
s, in fee simple, all that lot  
unty, State of Maryland, and

BEGINNING FROM THE SAME on the southwest side of an Avenue forty  
 feet wide called Wilson Avenue, out parallel with and to the  
 hundred thirty feet southwesterly from the northeasternmost outline  
 of the land described in a Deed from Margaret O. Link and husband  
 to Charles A. Wilson, his wife, dated September  
 26, 1918, and recorded in Lib. 10, 1918, at page 100, in  
 In Liber W.P.C. No. 508, Lot 24 etc., at a distance of four  
 hundred and five feet more or less southwesterly from the southeast  
 side of Cecil Avenue, to the south line of and thence thence  
 south fifty-eight degrees thirty-one minutes East fifty feet  
 binding on the southwest side of Wilson Avenue with the use thereof  
 in common with the users thereof, thence south one degree twenty-nine  
 minutes East one hundred and thirty feet to the south line of and  
 thence south more or less to the Southwestern outline of the said land  
 conveyed by Margaret O. Link and husband to Charles A. Wilson and  
 thence south one degree twenty-nine minutes East one hundred and  
 fifteen minutes West fifty and five one hundredths feet more or  
 less, thence North thirty-one degrees twenty-nine minutes East one  
 hundred and thirty feet to the northeast corner of the said parcel  
 of beginning, being known as Lot No. 1 of the Wilson property.  
 The improvements thereon being known as 1718 Wilson Avenue.

BEING the same lot of ground which by Deed dated May 26, 1991, and recorded among the Land Records of Baltimore County in Liber 8828, folio 843 was granted and conveyed by Daniel John Wroten and Valerie Stella Lee Wroten unto Valerie Stella Lee Wroten, solely.

RECEIVED FOR TRANSFER  
State Department of  
Assessments & Taxation  
for Baltimore County  
mf 6 29 94

AGRICULTURAL TRANSFER TAX  
NOT APPLICABLE  
SIGNATURE mf DATE 6 29 94

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1718 Wilson Ave

Subdivision name: \_\_\_\_\_  
 plat book \_\_\_\_\_, lot(s) \_\_\_\_\_, section \_\_\_\_\_  
 OWNER: JACK ADDER

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

**96-424-A**

LOCATION INFORMATION

Election District: 13  
 Geographic District: I  
 1"=200 scale map: 4-11-1  
 Zoning: DRL 4.5  
 Lot size: \_\_\_\_\_  
 acreage \_\_\_\_\_ square feet \_\_\_\_\_

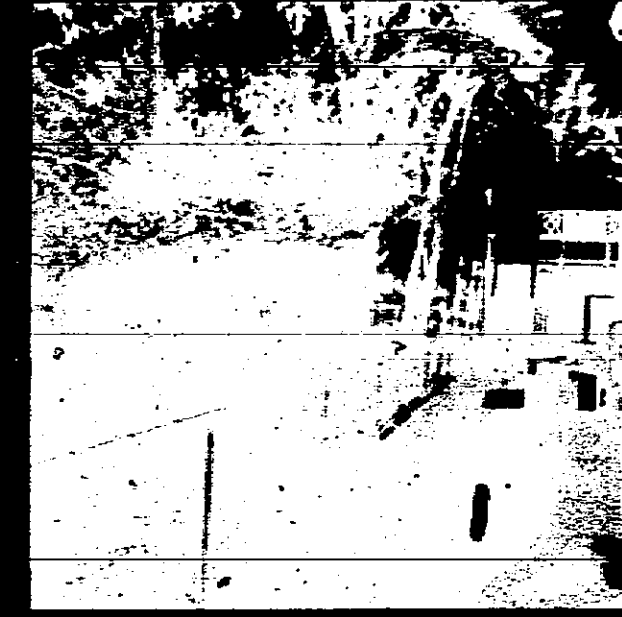
SEVEN: 100  
 WATER: 100  
 Chesapeake Bay Critical Area: 00  
 Prior Zoning Hearings: \_\_\_\_\_

Zoning Office USE ONLY!

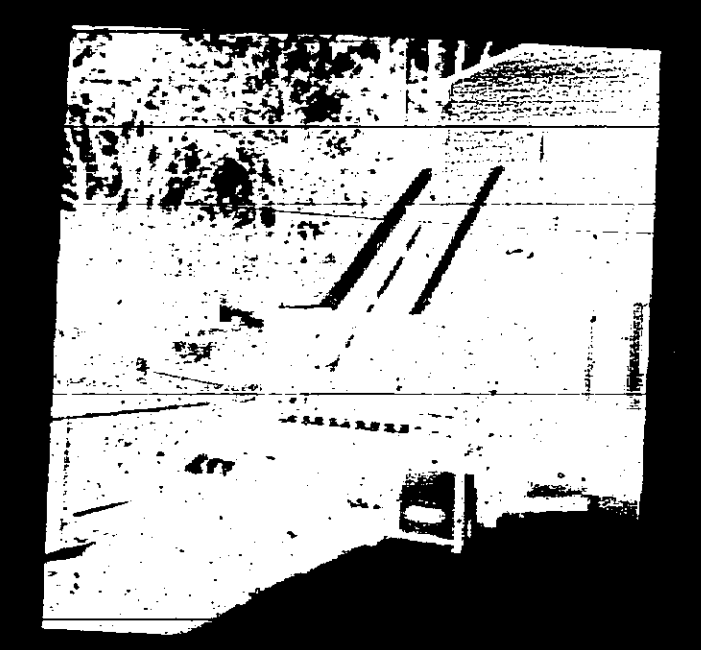
reviewed by: HEM & CASL  
2 423

North  
 date: 5/1/11  
 prepared by: TBO

Scale of Drawing: 1"=50'



PETITIONER(S) EXHIBIT ( ) 96-424-11



PETITIONER(S) EXHIBIT ( )

76-424-14









96-424-A

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

#423

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

LANDSOWNE

S.W.  
4-C